LEBANON REDEFINED

The City of Lebanon Comprehensive Plan

STEERING COMMITTEE MEETING #3

September 18, 2018

LEBANON INDIANA

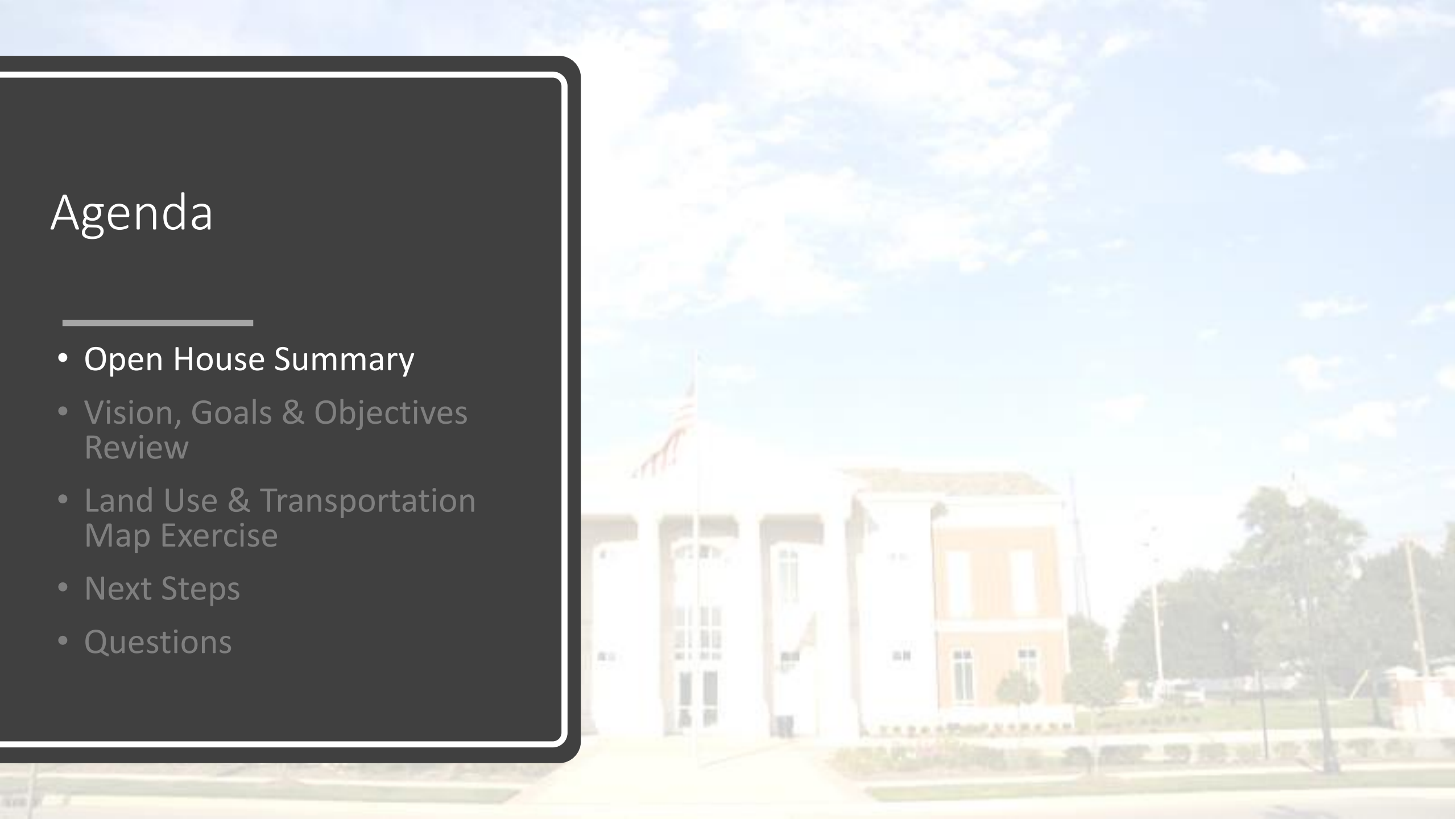
RUNDELL ERNSTBERGER ASSOCIATES

LANDSCAPE ARCHITECTURE + PLANNING + URBAN DESIGN + CIVIL ENGINEERING

PIVOT

Agenda

- Open House Summary
- Vision, Goals & Objectives Review
- Land Use & Transportation Map Exercise
- Next Steps
- Questions



Open House Summary

Approximately 50 attendees

Major Themes:

- Improve the downtown's restaurant, entertainment, and retail options
- Improve/increase the parks and trails within Lebanon
- Improve the community's visual appearance/aesthetic
- Expand the governmental jurisdiction of the City
- Improve utility capacity and quality
- Improve housing quality and increase housing options within Lebanon
- Increase and improve the child and young adult after school and entertainment opportunities.

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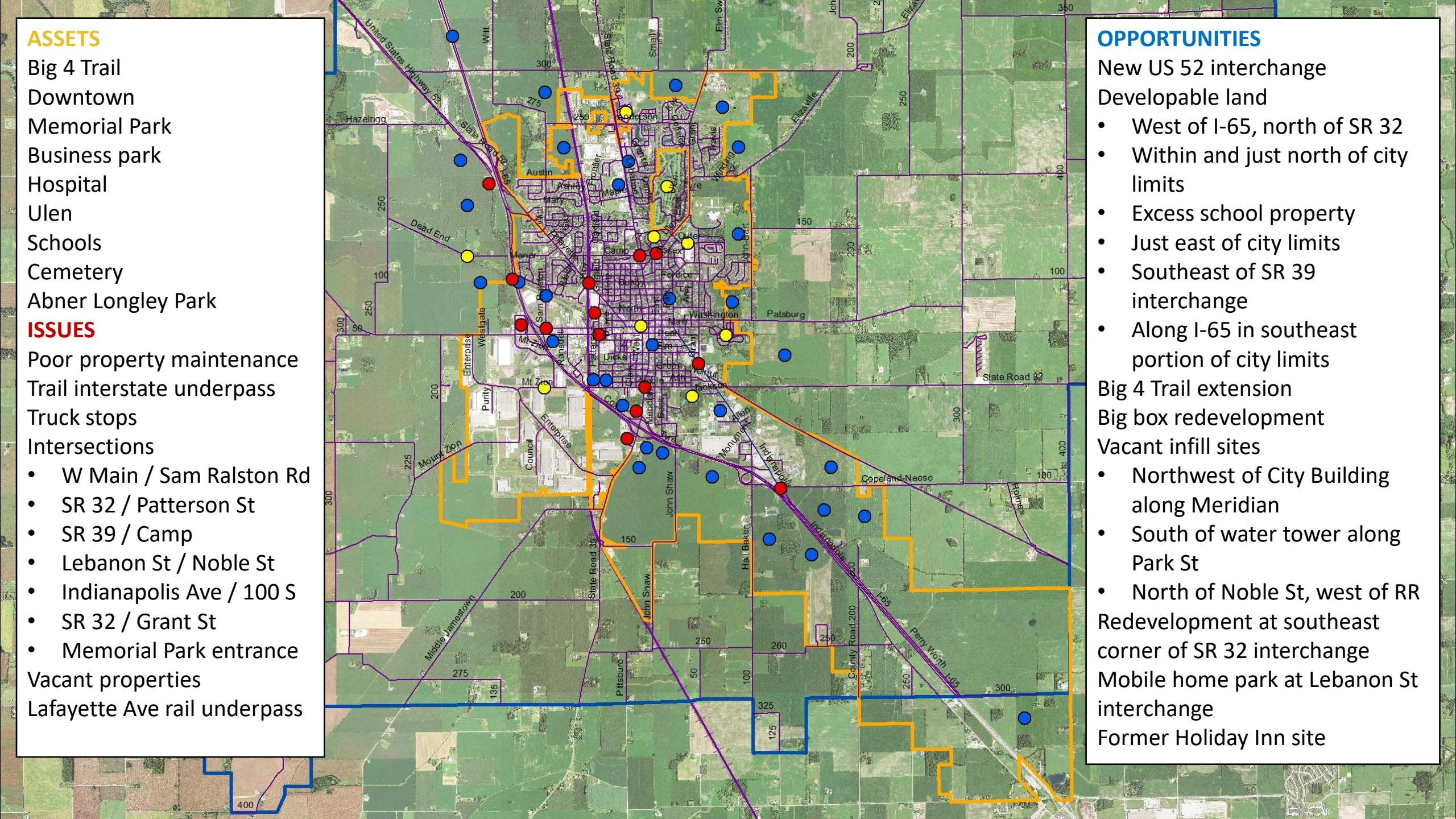

ASSETS

Big 4 Trail
Downtown
Memorial Park
Business park
Hospital
Ulen
Schools
Cemetery
Abner Longley Park

ISSUES

Poor property maintenance
Trail interstate underpass
Truck stops
Intersections

- W Main / Sam Ralston Rd
- SR 32 / Patterson St
- SR 39 / Camp
- Lebanon St / Noble St
- Indianapolis Ave / 100 S
- SR 32 / Grant St
- Memorial Park entrance

Vacant properties
Lafayette Ave rail underpass

OPPORTUNITIES

New US 52 interchange
Developable land

- West of I-65, north of SR 32
- Within and just north of city limits
- Excess school property
- Just east of city limits
- Southeast of SR 39 interchange
- Along I-65 in southeast portion of city limits

Big 4 Trail extension
Big box redevelopment
Vacant infill sites

- Northwest of City Building along Meridian
- South of water tower along Park St
- North of Noble St, west of RR

Redevelopment at southeast corner of SR 32 interchange
Mobile home park at Lebanon St interchange
Former Holiday Inn site

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Vision Statement

The City of Lebanon is a welcoming, family-friendly city balancing small-town charm with a progressive growth plan to become the next great central Indiana community for residents, visitors and businesses. We have amenities and characteristics for people who value close connections to their neighbors and families. Our historic downtown square serves as the heart of our diverse community and is supported by attractive development that adds character and value throughout the city. We offer high-quality schools, outdoor spaces, events, and parks for families and friends to enjoy — all in a highly desirable location that's just far away enough, yet close to everything.

Land Use & Development Character

Ensure a diverse and balanced mixture of land uses that contribute to the community character and identity of Lebanon, preserve historic assets, support the City's fiscal health, and protect sensitive natural areas.

1. Promote infill and redevelopment of underutilized parcels already served by municipal services and utilities. (Focus on downtown fringe, near southside, near westside, Indianapolis Ave; also re-use of vacant big boxes)
2. Encourage new development that is compatible with surrounding use and character and contributes to the diverse mixture of uses across the City.
3. Promote mixed use development in and around the downtown and at key locations to create vibrant districts with more round-the-clock activity.
4. Support expansion of the Lebanon Business Park south of SR 32 and west of SR 39.

Land Use & Development Character

5. Promote development of high-quality office, research and development, technology flex, and supporting commercial and residential uses in the area southeast of the I-65 and SR 39 interchange.
6. Ensure the zoning map and unified development ordinance support development in accordance with the future land use plan and other recommendations of this plan.
7. Explore expanding the City's planning and zoning jurisdiction to be able to more pro-actively plan for new development within Center Township.
8. Improve the appearance of the SR 32, SR 39, and Indianapolis Avenue corridors to better represent the community character of Lebanon.
9. Protect flood hazard areas and wetlands from future development and promote removal of existing structures within these areas.
10. Incentivize green infrastructure and stormwater best management practices to reduce stormwater volumes and the subsequent risk of flooding.
11. Preserve area around the Boone County Airport for potential future expansion.

Transportation & Utilities

Provide a safe and efficient transportation system for all users, well maintained utility infrastructure, and superior municipal services in coordination with land use planning, to connect and serve neighborhoods, employment centers, and other community destinations.

1. Use investments in transportation and utility infrastructure as a mechanism to direct desired development types in appropriate locations.
2. Create and maintain capital improvements plan to prioritize and budget for future infrastructure upgrades and extensions.
3. Utilize access management best practices along arterial and collector roadways to ensure safe and efficient traffic conditions. (Frontage roads, cross access easements, stub streets)
4. Coordinate utility, transportation, stormwater, and other infrastructure improvements to combine construction projects and reduce costs where possible.

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Transportation & Utilities

5. Explore creation of a road impact fee and/or an established set of standards by which to determine transportation facility improvements to be funded with new development.
6. Ensure right-of-way dedication with all new development and redevelopment in accordance with the Lebanon Thoroughfare Plan.
7. Create an interconnected network of bicycle and pedestrian facilities in accordance with the City of Lebanon Bike & Pedestrian Plan.
8. Continue development of the City's trail system, including exploration of a trail along Prairie Creek.
9. Explore alternative commercial routes around Lebanon to mitigate heavy traffic through the downtown.
10. Implement (create?) recommendations within the Americans with Disabilities Act (ADA) Transition Plan as resources are available.
11. Identify gaps in the sidewalk network and create a plan to complete priority sections.
12. Improve pedestrian connectivity across I-65.
13. Explore opportunities to construct pedestrian facilities within the business park.

Transportation & Utilities

14. Extend Enterprise Boulevard east to Hall Baker Road.
15. Review signal visibility, advance warning and timings at the SR 39 and SR 32 intersection.
16. Pursue improvements to the Hall Baker interchange to allow for an alternative commercial route.
17. Continue discussions with INDOT and planning for relocation of the I-65 and US 52 interchange (exit 141) to a new northern location as a full-service interchange.
18. Work with INDOT to develop a relinquishment plan for the City to take control of SR 39/Lebanon St.
19. Pursue discussions with CSX to improve railroad overpass crossings, specifically at Camp Street and Lafayette Avenue.
20. Adopt a complete streets ordinance to guide public infrastructure investment in a manner that creates a better sense of public space and equal access for multiple modes of transportation.
21. Examine opportunities for a new fire station on west side of I-65.
22. Develop a plan to increase the water supply and wastewater treatment capacity of the City to accommodate new growth.

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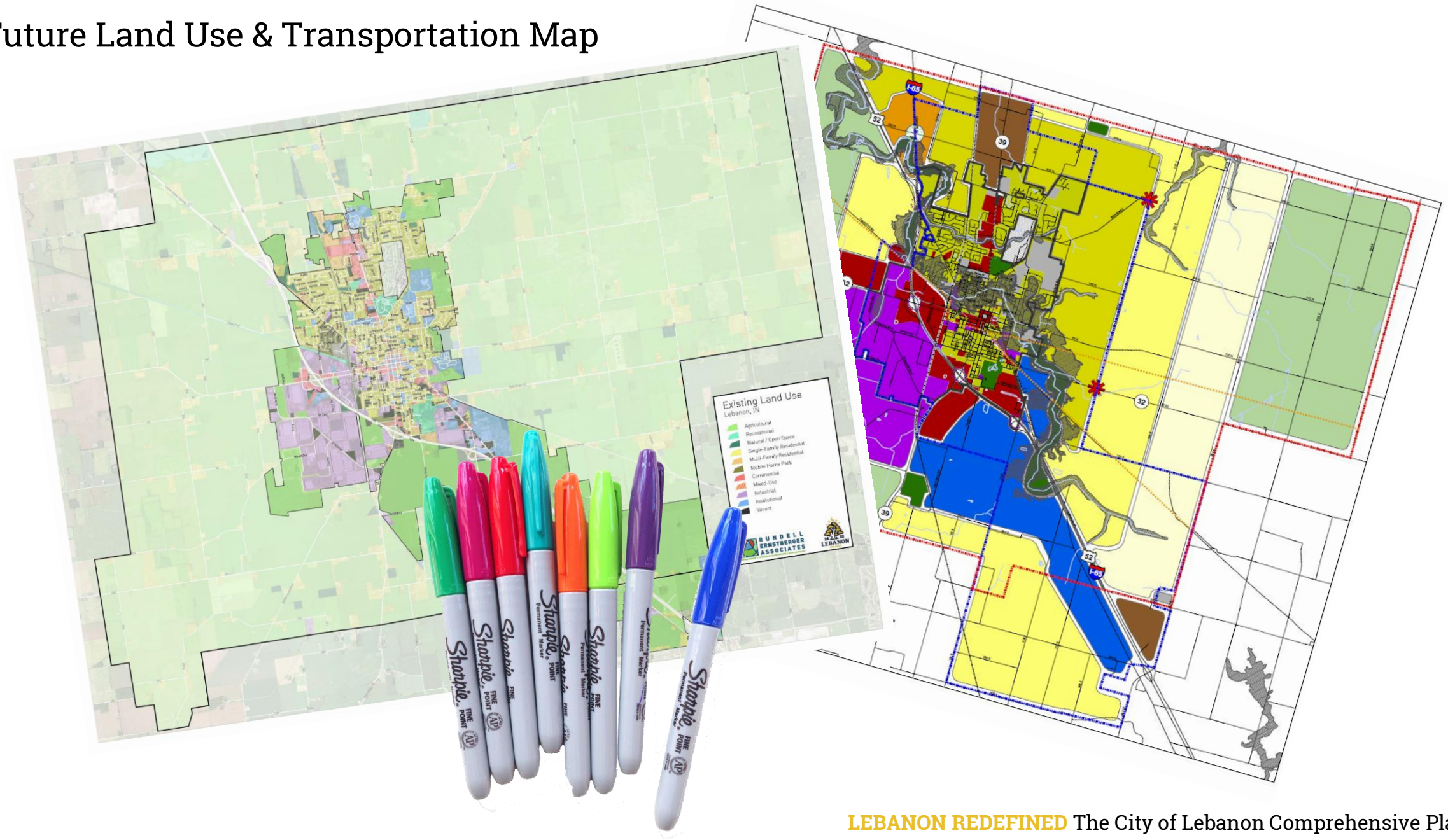
Future Land Use & Transportation Map



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Next Steps

Website Survey Questions

Steering Committee Meeting #4
Review Land Use & Transportation, Housing & Neighborhoods / Downtown Exercises

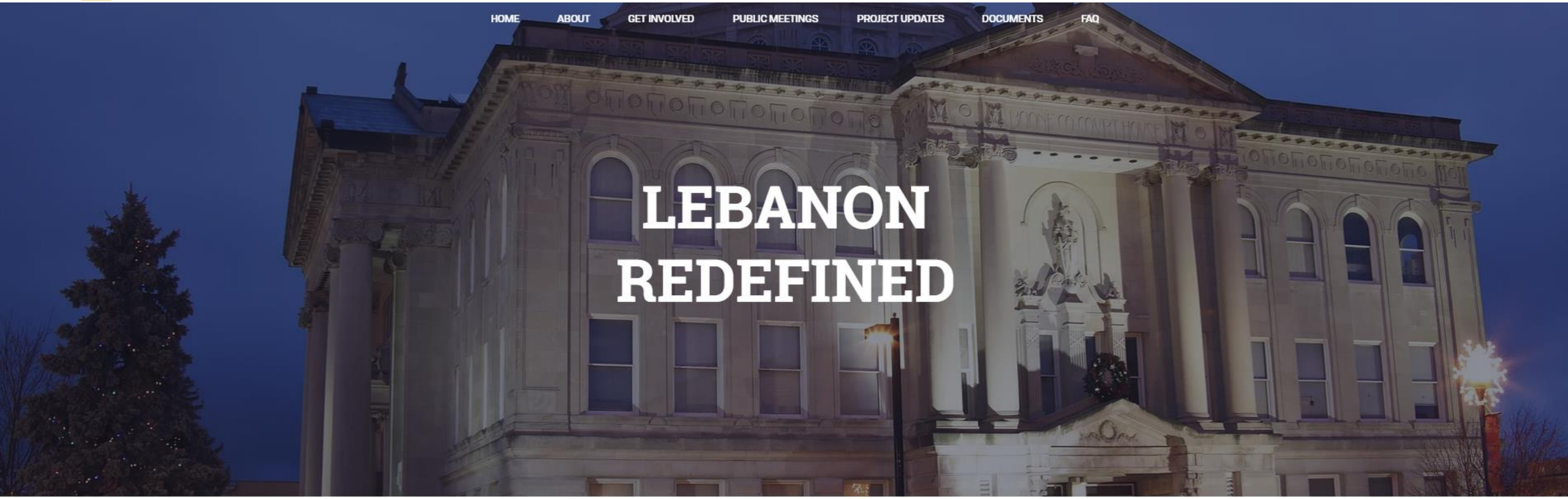
- Oct. 2nd
- Oct. 9th
- Oct. 16th

Steering Committee Meeting #5
Review Housing & Downtown, Economic Development / Quality of Life Exercises

- Nov. 13th (6th is Election Day, 20th is week of Thanksgiving)

Project Website

www.lebanonredefined.com



ABOUT THE STUDY

The City of Lebanon, in partnership with the team of Rundell Ernstberger Associates (REA) and Pivot Marketing, is updating the City's 2007 Comprehensive Plan. The purpose of the Comprehensive Plan is to outline a vision and strategic framework for future development, redevelopment, and community building projects within the City.

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